

Attachment 2: EEHVS - City Staff Recommendation

PROJECT SITE	Residential Units (up to)	Commercial/Office Square Footage (up to)	Affordable Housing (20% overall)	Schools
Arcadia	1,875 units	300,000 SQFT	20% (375 units)	K-6
Pleasant Hills Golf Course	650 units	30,000 SQFT	TBD	K-8
Evergreen Valley College	500 units	195,000 SQFT	40% (200 units)	n/a
Campus Industrial (IDS/Legacy/Berg)	1,275 units	0 SQFT	TBD	K-6
“Pool Units/SQFT”	500 units	50,000 SQFT	TBD	n/a
Total	4,800 units	575,000 SQFT	TBD	

- Preserve 120 acres of industrial land on the Campus Industrial Site.
- Maintain approximately 40 percent (approximately 40 - 45 acres) of the Pleasant Hills Golf Course site as Private Opens Space.
- Affordable housing on the Arcadia Site (20% Redevelopment Area) and the Evergreen Valley College Site (40%) should require the construction of Moderate Income, Low Income, and Very Low Income residential units. Explore and complete a plan for addressing additional affordable housing needs on the Pleasant Hills Golf Course Site and the Campus Industrial Sites prior to the December 5, 2006 Hearing.
- Development of the Pleasant Hills Golf Course Site to require the dedication of approximately one acre of land fronting on White Road for the relocation of Fire Station #21.
- A 2 acre site shall be dedicated to the City by the Evergreen College Site for the construction of a new library facility at a time certain stipulated in the Financing Agreement for the EEHVS.
- Recommend approval of the proposed EDP Design Guidelines, Green Building Principles and Design Guidelines, the EDP Transportation Design Management (TDM) Measures, and the Transportation and Amenity “Package” as appendices to the proposed updated EDP.